

Joint City Commission and
Beach Redevelopment Advisory Board
Meeting

CITY OF FORT LAUDERDALE
Fort Lauderdale Beach Master Plan Projects

September 23, 2013



Central Beach Master Plan Public Improvement Implementation Important Milestones

December 15, 2009	City Commission Conference Meeting – City Commission Gave Tentative Approval for Public Improvement Portion of Central Beach Master Plan.
November 9, 2010	Joint City Commission / Beach Redevelopment Advisory Board (BRAB) Meeting to Discuss Beach CRA Work Plan and Funding Priorities.
December 15, 2010	BRAB Meeting - Recommended Central Beach Master Plan Project Priorities and Funding Plan to the City Commission.
February 15, 2011	Community Redevelopment Agency Board of Directors (City Commission) Meeting - Approved the Recommended Master Plan Project Priorities, and Authorized Staff to Proceed With the CCNA Process



Central Beach Master Plan Public Improvement Implementation Important Milestones (Cont.)

February 21, 2012	City Commission Meeting – Permission to Enter Into Negotiations with Design Consultants
March – October, 2012	BRAB Public Meetings – Review and Recommend Preliminary Design Concepts and Feasibility Study Updates
September 19, 2012	Public Open House Meeting at Aquatics Center / ISHOF
October 9, 2012	City Commission Workshop – Feasibility Study Presentation
March 12, 2013	Request for Qualifications Issued for Master Plan Projects
September 17, 2013	City Commission Meeting – Permission to Enter into Negotiations with Highest Ranked Consultant
September 23, 2013	Joint City Commission / Beach Redevelopment Advisory Board (BRAB) Meeting to Discuss Beach Master Plan Projects and Priorities



Overall Project Development Plan

Sebastian Lot

SR A1A Streetscape (East Side)

SR A1A Streetscape (West Side)

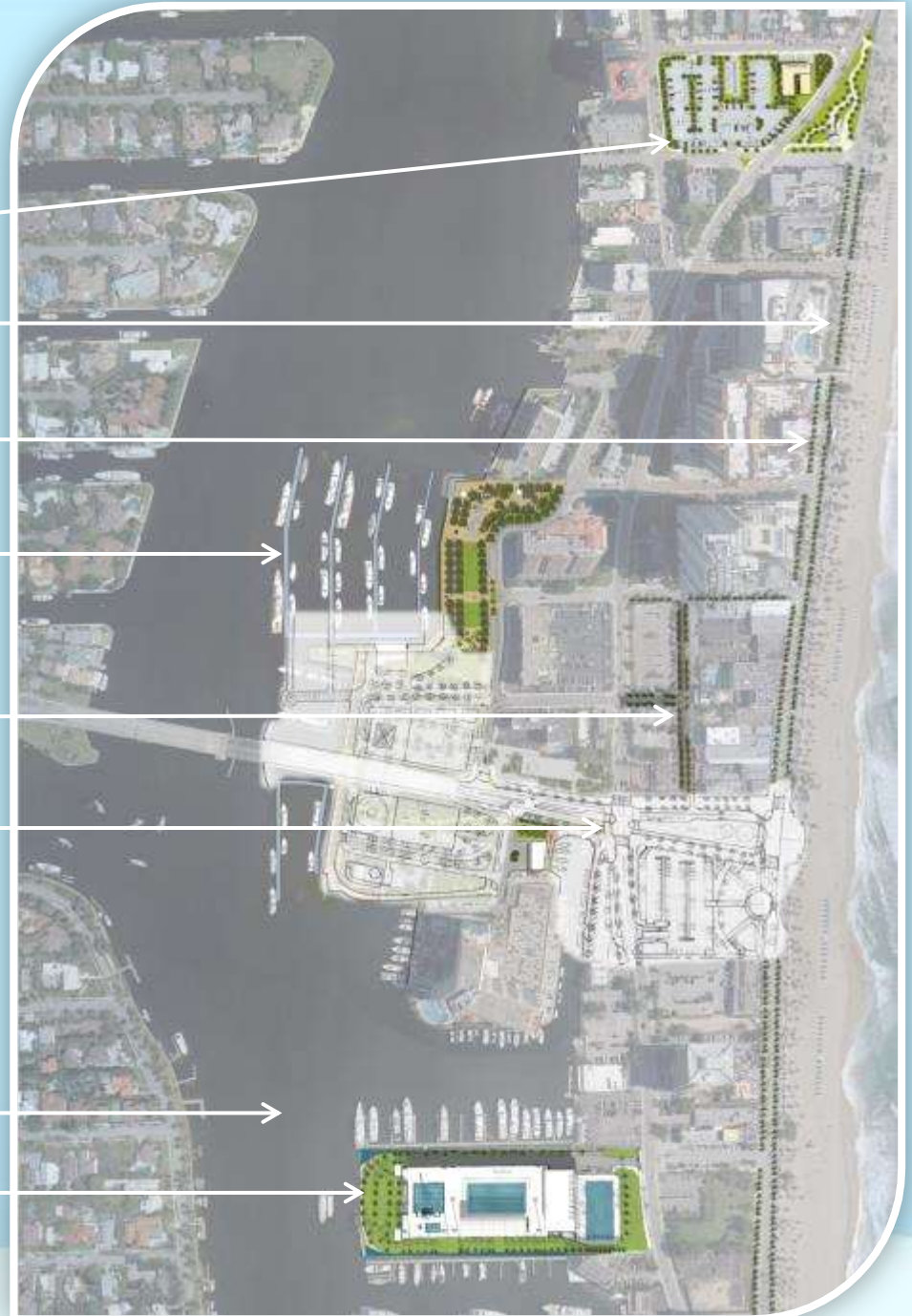
**Intracoastal Promenade /
Marina Expansion**

Almond Avenue

Las Olas Blvd Improvements
Las Olas Plaza
Oceanside Park
Channel Square
Parking Garages

Marina Access Dredging

Aquatics Complex

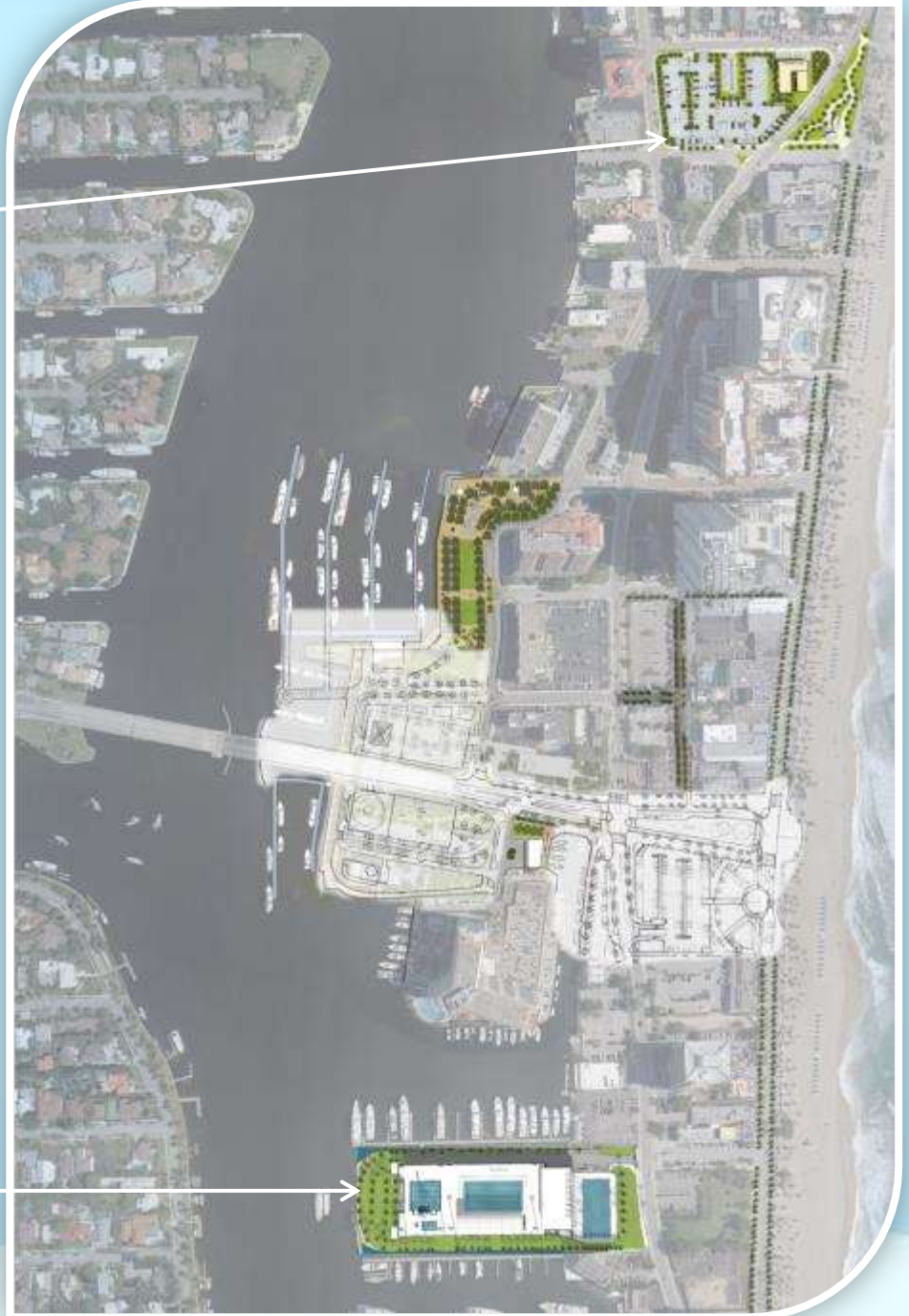


Overall Project Development Plan

PROJECTS CURRENTLY IN PROGRESS

Sebastian Lot Expansion
(City Currently Surveying,
Consultant TBD)

Aquatics Complex
(RDC)



Overall Project Development Plan

STREETSCAPE PROJECTS

Consultant - Kimley-Horn & Assoc.

SR A1A Streetscape (East Side)

SR A1A Streetscape (West Side)

Almond Avenue



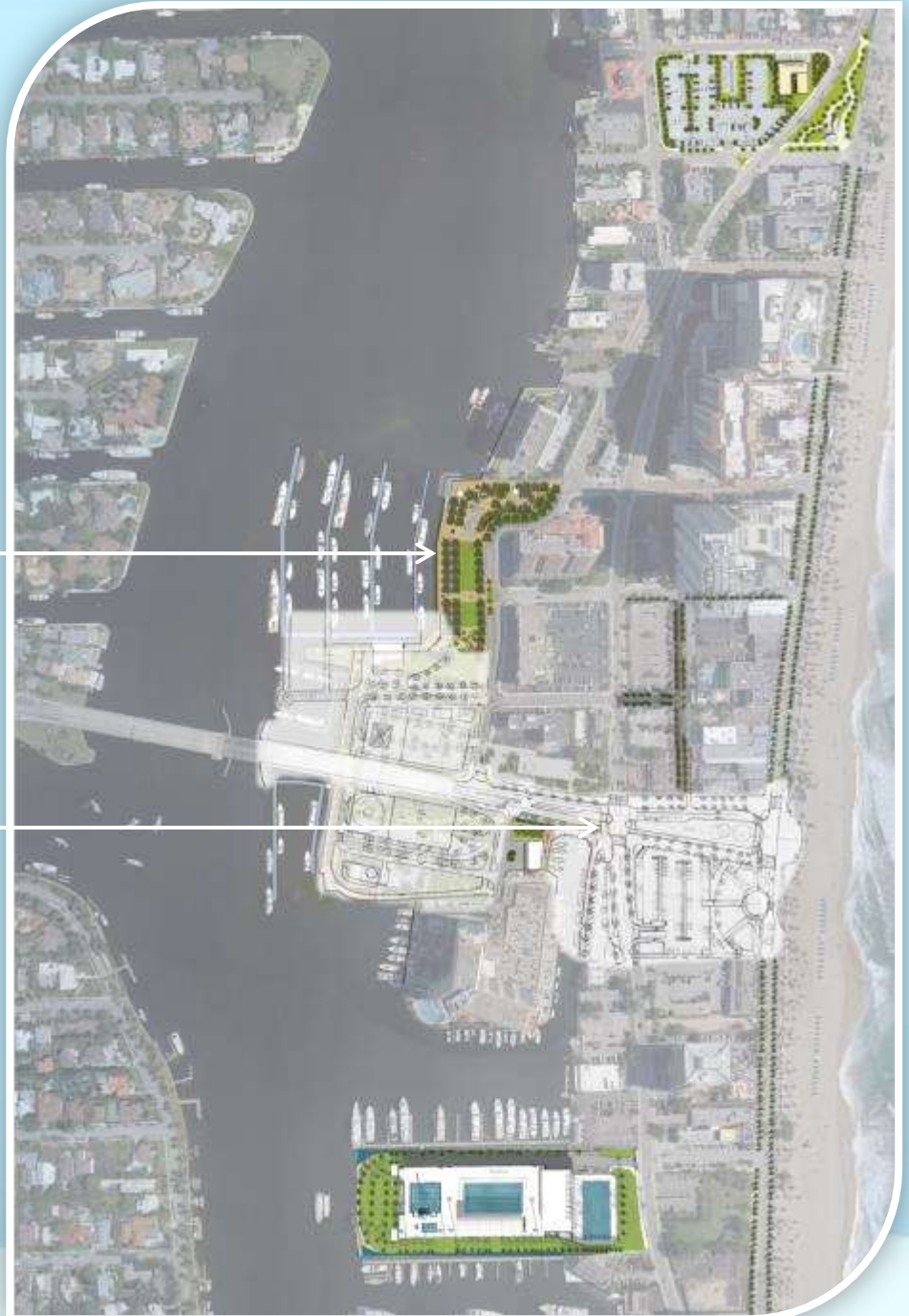
Overall Project Development Plan

LAS OLAS BLVD CORRIDOR PROJECT

Consultant - EDSA Inc.

Intracoastal Promenade

Las Olas Blvd Improvements
Las Olas Plaza
Oceanside Park
Channel Square
Parking Garages



Overall Project Development Plan

PROJECTS TO BE DETERMINED

Marina Expansion

Marina Access Dredging



Existing Public Parking and Open Space

975 Parking Spaces
88,075 SF Open Space

Sebastian Lot
75 Spaces

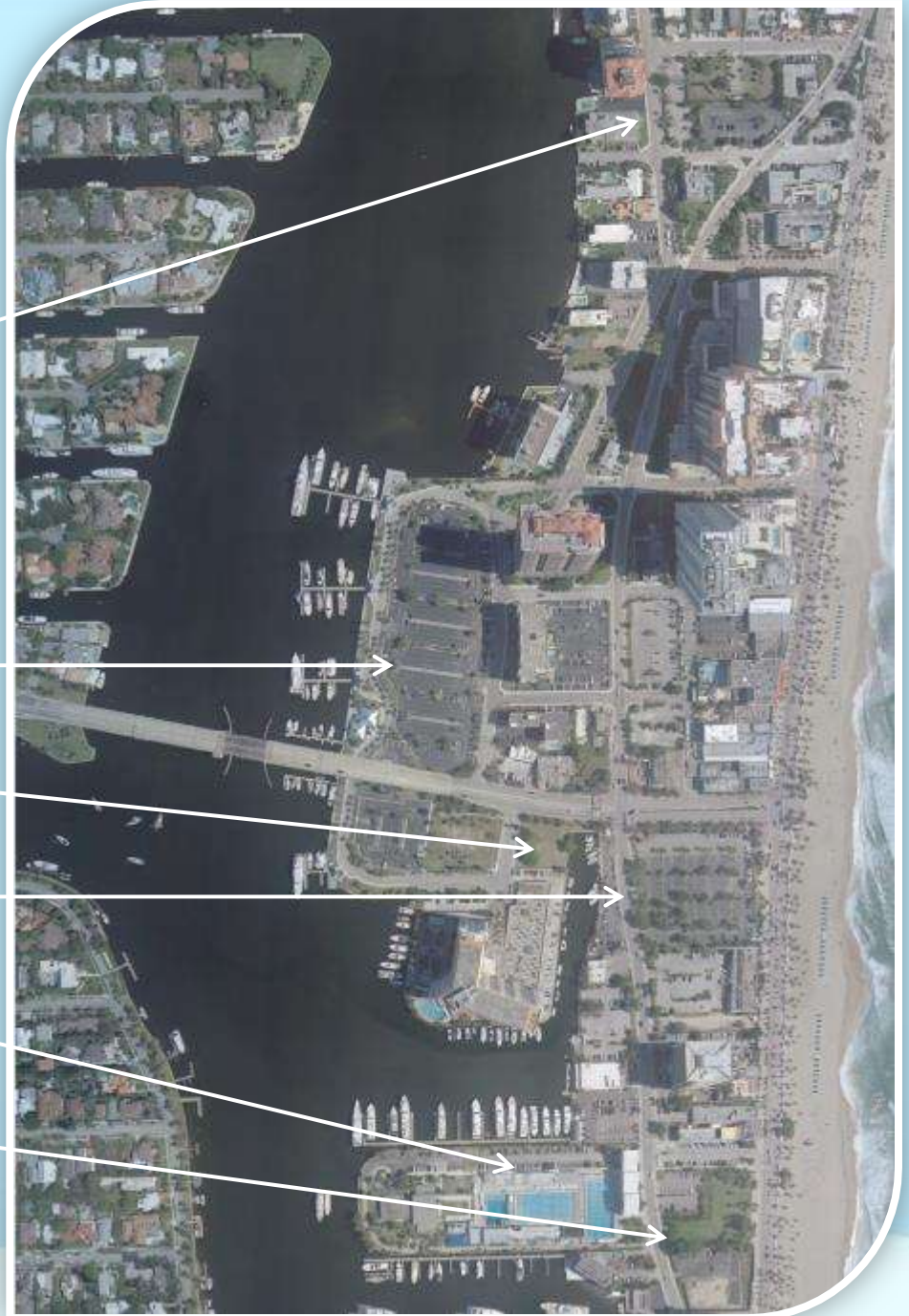
Intracoastal Parking Lot
513 Spaces, 34,000 SF Open Space

Channel Square
16,075 SF Open Space

Oceanside Parking Lot
250 Spaces, 0 SF Open Space

Aquatics Complex
102 Spaces

DC Alexander Park
35 Spaces / 38,000 SF Open Space



Proposed Public Parking and Open Space

1,470 Parking Spaces

238,525 SF Open Space (Marina Expansion)

319,400 SF Open Space (No Marina Expansion)

Sebastian Lot
75 Spaces

Las Olas Blvd Garages 580 Spaces,
130,000 SF Open Space (Marina Expansion)
210,875 SF (Without Marina Expansion)

Channel Square
16,075 SF Open Space

Oceanside Parking Lot
129 Spaces, 54,450 SF Open Space

Aquatics Complex
102 Spaces

DC Alexander Park
35 Spaces / 38,000 SF Open Space



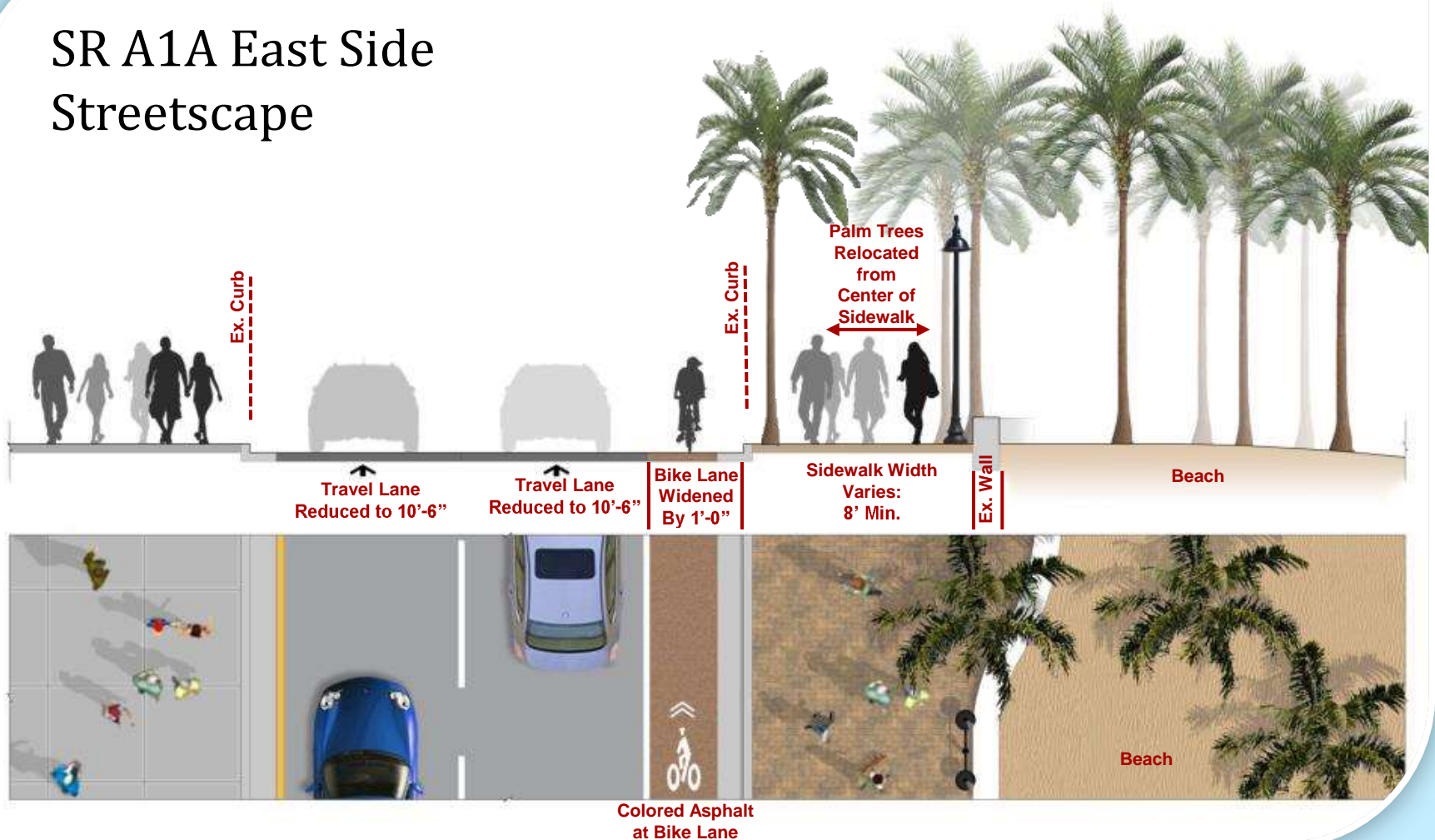
Sebastian Parking Lot Expansion



SR A1A Streetscape (West Side)



SR A1A East Side Streetscape



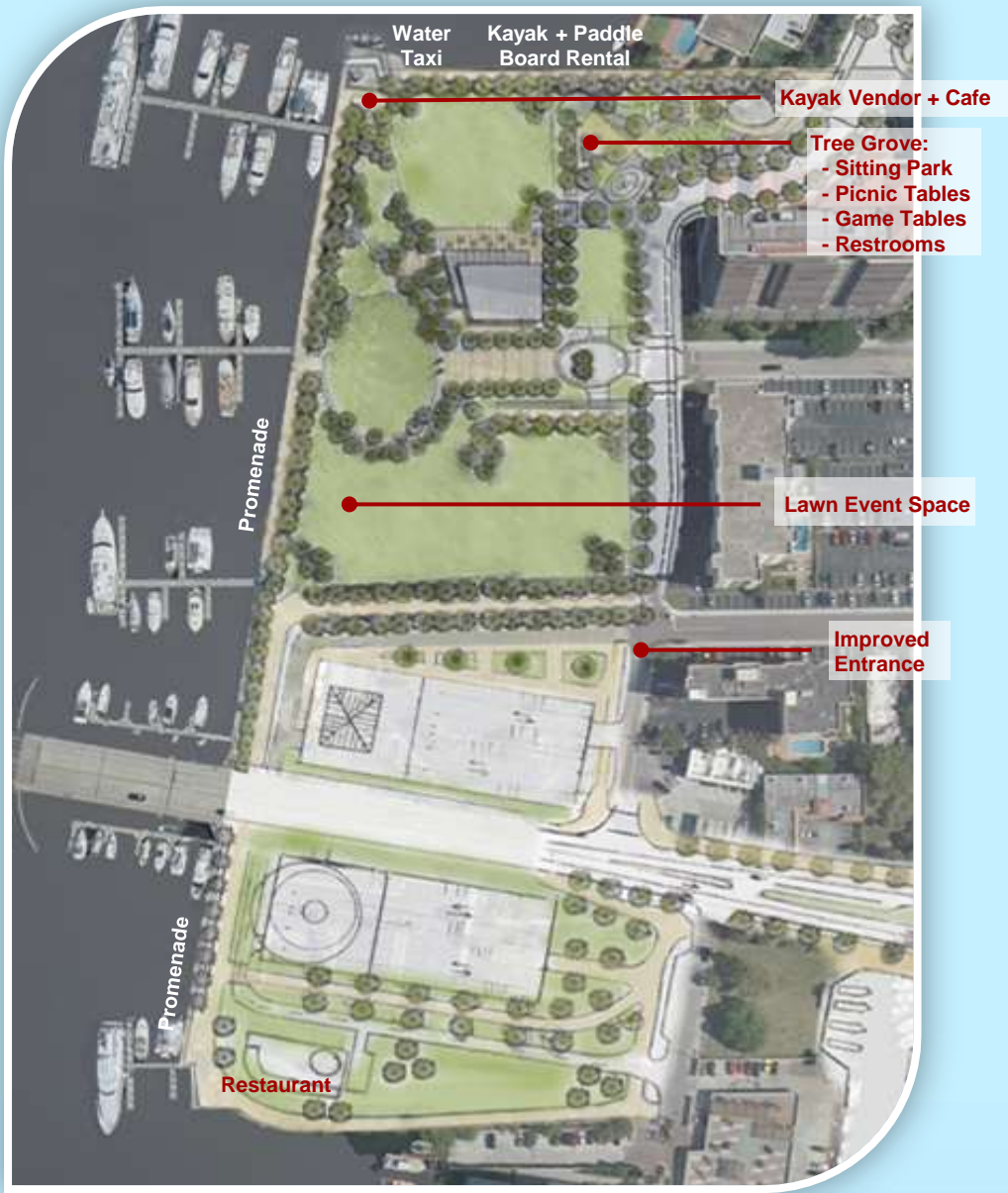
Consolidate Trees and Pedestrian Impediments
(BRAB Preferred Option if Funding Available)

Almond Avenue



Las Olas Blvd Plaza





Intracoastal Promenade (No Marina Expansion)

Project Features:

15' Continuous Promenade

Marina Docks: 3400 LF

Marina Bldg: TBD

Parking: 580 Parking Garage
(Final Counts to be determined)

Approximate Open Space: 210,875 SF

Reconfigured Circulation

Intracoastal Promenade with Marina Expansion

Project Features:

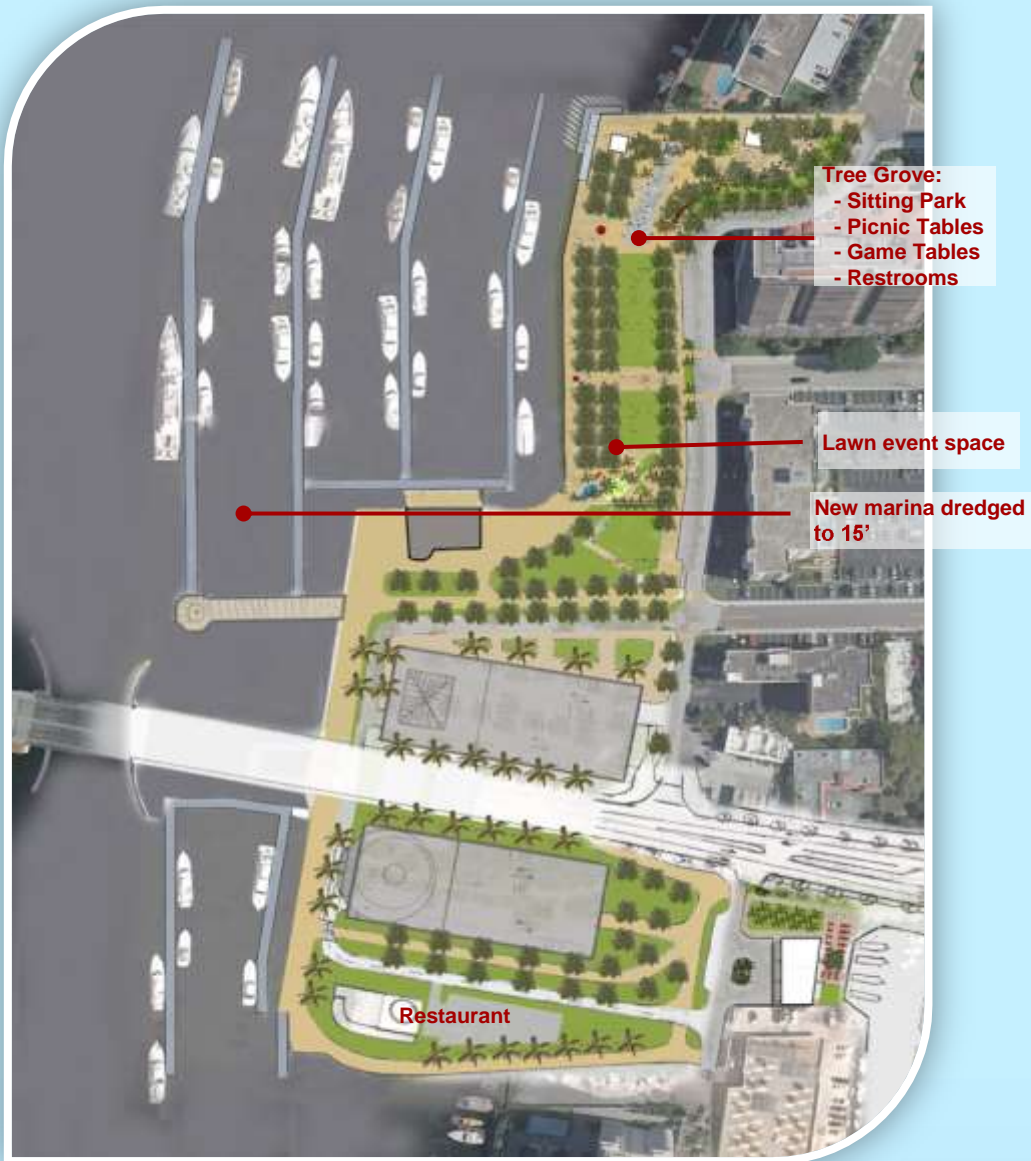
15' Continuous Promenade

Marina Docks: 5,025 LF

Marina Bldg: New 6,600 SF

Parking: 580 Spaces Parking Garage
(Final Counts to be determined)

Approximate Open Space: 130,000 SF



Bahia Mar Yachting Center

Las Olas Access and Marina Basin

Fort Lauderdale Aquatic Complex

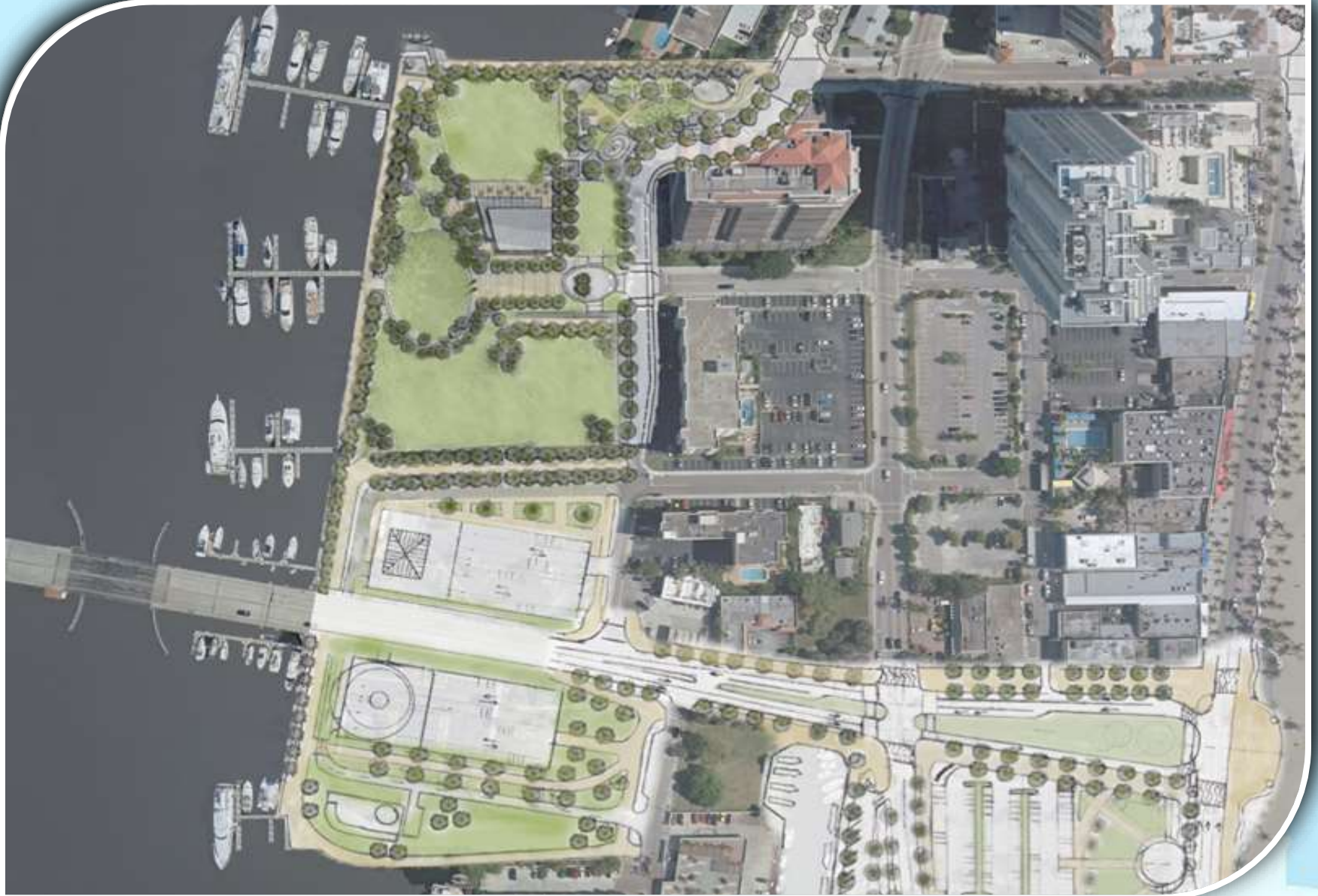


Las Olas Blvd Area – Alternative Concepts

Fort Lauderdale Beach Master Plan



Las Olas Blvd Corridor Improvements



Beach Master Plan Project Summary - Preliminary Cost Estimates

PROJECT	CRA FUNDING BRAB CONSENSUS	CRA FUNDING FOR CONSIDERATION	PARKING BOND	MARINA BOND	FIND GRANT	FDOT GRANT	UNFUNDED	TOTAL
LAS OLAS CORRIDOR PROJECT								\$29,250,000
Oceanside Park		\$3,100,000						
Oceanside Parking Lot		\$1,200,000						
Channel Square (Canal / Marina)		\$2,450,000						
Twin Parking Garages		\$11,000,000	\$7,000,000					
Las Olas Blvd Corridor Streetscape		\$4,500,000						
INTRACOASTAL PROMENADE / MARINA								\$36,818,204
Promenade at Waters Edge	\$8,500,000							
Marina Expansion		\$4,338,396		\$20,979,808	\$3,000,000			
ALMOND AVENUE	\$2,150,000							\$2,150,000
SEBASTIAN LOT EXPANSION	\$2,235,000							\$2,235,000
SR A1A WEST SIDE STREETSCAPE	\$6,580,500					\$1,500,000		\$8,080,500
(Incl. Sebastian Median & Restrooms)		\$1,700,000					\$1,000,000	\$2,700,000
SR A1A EAST SIDE STREETSCAPE								
WAYFINDING SIGNAGE	\$442,550							\$442,550
SOUTH BEACH PLAYGROUND	\$250,000							\$250,000
NEW AQUATICS CENTER (RDC)	\$24,864,950							\$25,364,950
(Admin / Inspection)		\$500,000						
MARINA ACCESS DREDGING								\$9,842,584
Phase I - Design & Permitting	\$298,252				\$465,441			
Phase II - Dredging & Mitigation		\$6,078,891			\$3,000,000			
DC ALEXANDER PARK		TBD						TBD
Total	\$45,321,252	\$34,867,287	\$7,000,000	\$20,979,808	\$6,465,441	\$1,500,000	\$1,000,000	\$117,133,788
Total CRA Funding		\$80,188,539						



BEACH COMMUNITY REDEVELOPMENT AGENCY PROJECTED REVENUE VS PROJECT COSTS

TAX INCREMENT REVENUE PROJECTION AT 1.7%

Project Balances	\$34,975,888
Projected Revenue	<u>\$36,569,160</u>
Total	\$71,545,048
CRA Funding BRAB Consensus	\$45,321,252
CRA Funding for Consideration	<u>\$34,867,287</u>
Projected Shortfall	-\$8,643,491

TAX INCREMENT REVENUE PROJECTION AT 3.0%

Project Balances	\$34,975,888
Projected Revenue	<u>\$38,436,836</u>
Total	\$73,412,724
CRA Funding BRAB Consensus	\$45,321,252
CRA Funding for Consideration	<u>\$34,867,287</u>
Projected Shortfall	-\$6,775,815



Las Olas Marina Expansion

New 6,600 SF Marina Services Building

Existing Dockage = 3,437 LF, Proposed Dockage = 5,025 LF, **Net New = 1,588 LF****Current Annual Net Revenue to General Fund \$485,000**

Funding Sources	CRA Funding Consideration	FIND Grant	Bonding	Total
Marina Expansion Construction Costs*	\$4,338,396	\$3,000,000	\$18,289,592	\$25,627,988
Bond Issuance Fees			<u>\$2,690,216</u>	<u>\$2,690,216</u>
			\$20,979,808	\$28,318,204
<i>*Includes Seagrass Mitigation Cost \$200K</i>				

Annual Revenues

Annual Dockage Fee Revenue

\$2,212,322

Annual Expenditures

Debt Service (30 Yrs at 5% Int)

\$1,299,778

Personnel

\$231,829

Parking Cost at \$50 per Space

\$50,250

Maintenance/Service/Materials

\$585,463\$2,167,320**Net Revenue****\$45,002**

Las Olas Corridor Project – Parking Garages

New 580 Space Parking Garages

Funding Sources	CRA Funding Consideration	Bonding	Total
Parking Garage Construction Cost	\$11,000,000	\$7,000,000	\$18,000,000

Annual Revenues

Annual Parking Revenue	\$964,103
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Annual Expenditures

Debt Service (30 Yrs at 5% Int)	\$429,773
Operating Expenses	\$464,000
Maintenance Reserves	<u>\$46,400</u>
	<u>\$940,173</u>
Net Revenue	\$23,930



Questions / Comments

Fort Lauderdale Beach Master Plan



Sebastian Parking Lot Green Roof Concept



D.C. Alexander Park

Strategically located between activities on the beach and activities on the Waterway, D.C. Alexander Park should become a focal point for families participating in activities in the South Beach / Marina district. D.C. Alexander Park becomes a shady respite from the sun. Framed by allees of shade trees, the Park links the Beach Promenade to the Intracoastal Promenade and becomes the forecourt to the proposed Aquatics Center. Symbolic of the water related activities of the district, the plaza should incorporate a contemporary interactive fountain especially for children. The fountain and plaza should be surrounded by areas of seating, potential food and beverage service, and additional restrooms to supplement public facilities within the district.

The City may also want to consider constructing a car drop off along 5th Street to service DC Alexander Park, the Swimming Hall of Fame and the beach.

On the west side of the park a green space can be designed as a play area for children. Play structures should be interesting sculptural pieces related to the aquatics center and beach activities.

D.C. Alexander Park improvements represent an extension of the ongoing CRA improvements at the South Beach Parking Lot and area. The South Beach improvements, a new wave wall, new lighting, ADA improvements, and wider sidewalks, symbolize a renewed effort by the CRA to upgrade beach facilities for the community. As an initial phase of beach improvements they are visible representations of the City's desire to upgrade South Beach and extend those improvements to the core of the Central Beach, the Las Olas Gateway.

Sasaki Central Beach Master Plan DC Alexander Park



\$6.4M As Shown (Including 5th Street)

